



VILLAGE OF WINFIELD
Incorporated 1921

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AGENDA
WINFIELD VILLAGE BOARD OF TRUSTEES
THURSDAY, DECEMBER 2, 2010
7:00 P.M. – VILLAGE HALL

1. Call to Order
2. Roll Call
>> [Martschinke, Kunesh absent](#)
3. Pledge of Allegiance
4. Correspondence
>>
5. Audience Participation
>>
 - A. Motion to open a Public Hearing on the proposed 2010 Property Tax Levy.

Finance Director Nadine Alletto will present information on the property tax levy extensions proposed by the Village and Library for 2010. Per state law, following tonight's public hearing, a formal vote on the levy will be held at the December 16 Village Board meeting.

>> [Total value of residential and commercial property in Winfield is estimated at \\$401M.](#)

[Village is limited by the tax cap as to the levy that can be applied to the total value of property in the village. \\$1.5M in taxes last year but requesting \\$4.3M which is a 192% increase. 30% of the \\$4.3M will come from property taxes and 70% must come from other sources.](#)

[22 cents of every \\$100 in assessed valuation comprises the tax levy. 74% goes to school districts. Winfield has one of the lowest property tax rates in the county. Only Bloomingdale and Carol Stream, with much more commercial property, have lower tax rates.](#)

[Bajor – with property values declining, new development in the village has helped to offset the decline in most property values.](#)

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- B. Proclamation recognizing December as Drunk and Drugged Driving Prevention Month.

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C. Public Comments

The opportunity to speak to the Village Board is provided for those who have a question or comment on an agenda item or Village of Winfield issue that will stimulate thought so as to make the Village Board deliberations more productive and meaningful. The Village Board appreciates hearing from our residents and your thoughts and questions are valued. The Village Board strives to make the best decisions for the Village and public input is very helpful.

Respect for the duties of the Village Board and for the democratic process will be adhered to – in this regard, civility and a sense of decorum will be strictly followed. All speakers must address their comments to the Board. Comments that are personally condescending will not be permitted. Therefore, speakers shall be courteous and should not make statements that are personally disrespectful to members of the Village Board.

Please use the microphone when speaking as the proceedings are being videotaped. Please state your name and address before commenting – all comments under Audience Participation are limited to five (5) minutes and each citizen will only be permitted to speak once.

>> Sue Hughes – Shelburne Crossing Phase II development. Raised concerns as a resident regarding western most intersection (right in/right out) which sends residents out towards West Chicago upon exiting Shelburne. She urges an appropriate traffic study be completed. Also concerned about Shelburne Farms Road access to buildings 35 and 36. Sidewalk in front of building 39 seems to be possibly unsafe because of nearby retaining wall and possibility of someone falling off. She is pleased with the development overall.

Jim Hughes – Two concerns directed toward Bob of M and I Homes. M and I Homes has offered to do the requested traffic study.

Eric Spande – Riverwalk update. Gionario's Downtown Deli is in the lead for the Taste of Winfield. Requests that residents frequent the local restaurants and drop change in the bucket. Saturday morning presentation on the Riverwalk will be at the Town Hall meeting, Sat, Dec 4th.

Tim Allen – Thanks for Knights of Columbus banner across Winfield Road. KoC fish fry tomorrow at St. John's. During the Committee of the Whole review of video gaming ban, wants to highlight the estimated annual maximum potential of \$45,000 in revenue from video gaming.

Rich Bysina – December issue of Winfield Stuff is out. Informative publication including notice that Winfield and John's are co-celebrating the 90th anniversary in 2011. Rich encouraged all to participate in the logo contest for the 90th celebration.

Cathy Buck – Request that plats not be approved and also concerned about right in/right out intersection at Shelburne. Need to remove construction traffic from Shelburne Farms Road. Problem with delivery trucks and construction traffic prior to 7am in violation of Village code.

Compared Shelburne to Lee Station and the fact that the development was improved over time in the various phases of it.

Loyd Buck – 112 units occupied in Shelburne Crossing. The proposed plan is maximizing density and making matters more complex. Landscaping and roadways not properly designed and will require more condo costs to homeowners in the coming years. Urge Trustees to work through technical issues with developer.

Ed Kelly – homeowner rep in Shelburne Crossing. He is in favor of development and proposed plans. There are issues, but thinks that the developer is taking care of issues as they arise. Only concern of his is the naming of the streets and that the addresses are on the backs of the building which causes problems with delivery of packages.

Bob M. – M and I Homes. Regarding the right in/right out intersection, M&I is not opposed to changing it. Can it be a full access intersection? M and I will put it in if it's allowed. They prefer to keep the median in the main road into the development. If there needs to be a fence along the retaining wall, as suggested by some residents, they will provide for it.

6. Consent Agenda

- A. Motion approving meeting minutes from the Regular Village Board Meeting and Committee of the Whole held November 18, 2010.

- B. Motion approving payment of bills for December 2, 2010.
- C. Resolution establishing regular meeting dates for Village Boards and Commissions during calendar year 2011.
- D. Resolution establishing regular office hours and the holiday schedule for the Village during calendar year 2011.
- E. Resolution approving an amendment to the Village Manager's employment agreement.
This action relocates the existing section on vacation accrual for the manager from the employee personnel manual to the manager employment agreement.

>> Motion passed.

Non-Consent Agenda (Items 7-9)

- 7. Ordinance amending ordinance 2006-2-4 approving final plans and plats for Shelburne Farms to approve revised preliminary plans and plats for unit 2 of Shelburne Farms.

Community Development Coordinator Peter Krumins will present information on the request from developer M/I Homes to allow a major change the Shelburne Farms Planned Unit Development and approval of a final plat replacing the commercial and condominium uses with additional townhomes. The Plan Commission conducted a public hearing on this request on November 3, 2010, and voted 6-0 to recommend Village Board approval.

>> Olson made motion to approve. Krumins, Community Development Manager, made a presentation. These are still preliminary plans and there can be changes regarding the intersection and other issues. Village Manager Curt Barrett commented on right in/right out intersection because of space constraints and traffic issues.

Olson complimented residents on input provided that will be helpful to Village Board as well as to staff working on this. Traffic study will be done. Results will be presented to Village Engineer. Additional parking spaces are in the proposed plan under review. Fire District needs to review and approve the proposal. Shelburne Farm Road – he agrees with keeping the median even though it somewhat hampers access to buildings 35 and 36.

Proposed an amended motion to require M and I to perform the traffic study and obtain formal Village approval prior to final approval of the proposal.

Bajor – Olson covered major concerns in his comments. Plan Commission vote was unanimous and that is an important endorsement. Asked Engineer to comment on traffic and Village consulting engineer Dan Watson said that with fewer condos due to conversion to townhomes and taking out the commercial portion, that this eases some of the traffic concerns.

VadeBonCoeur agrees that we need traffic study prior to final vote on the plan. Winfield is leading the area with development due to Shelburne project.

Mortenson believes in the process, even though it is sometimes long to get through all the approvals. He says there has been good cooperation between the Village and the developer.

Motion passed.

8. Motion to approve updates to the Village Personnel Manual.

Village Manager Curt Barrett will present information on revisions to the personnel manual, last revised in 1989. Updates address changes in state and federal law, and organizational policies and procedures.

>> Curt remarked that this needs to be updated every 5-7 years.

Bajor – evaluation of manual has been long overdue. Proposes job descriptions be reviewed according to management by objectives philosophy.

Olson – recommends the manual at least be briefly reviewed annually and with Village attorney input.

Motion passed.

9. Motion to approve Village employee insurance renewals with Blue Cross/Blue Shield for health coverage, Eyemed for vision, Dearborn National for dental, and Lincoln Financial for life insurance during 2011.

Finance Director Nadine Alletto will present information on insurance quotes received with assistance from the Village insurance consultant for renewal of employee coverage.

>> Increase of 16% proposed. Through negotiations and plan changes the increase is down to within the Village budget.

Increase deductibles to \$1,500 in network and \$3,000 for out of network providers. Increase copays for generalist and for specialist MD's. Increase employee share to be 13% of premium.

Motion passed.

10. Village Trustee Reports of Boards and Commissions

A. Communication & Technology – VadeBonCoeur

>> meet 12/8/2010.

B. Riverwalk – VadeBonCoeur

>>

C. Administration & Finance – VadeBonCoeur

>> meet 12/11/2010.

D. Environmental Concerns - Bajor

>> consider grant options to help address emerald ash borer problem.

E. Stormwater - Bajor

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F. Public Works – Bajor

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G. Winfield Park District - Bajor

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H. Planning – Olson

>> Met last night to address outdoor seating options for restaurants, etc. Next meeting 7pm, Jan 5th.

I. Zoning - Olson

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J. Community Consolidated School District 200 - Olson

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K. Traffic & Public Safety - Kunesh

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L. Winfield Public Library - Kunesh

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M. Bikeways Planning Group - Martschinke

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N. Economic Development Task Force- Martschinke

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O. Winfield Chamber of Commerce - Martschinke

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P. Winfield School District 34 – Martschinke

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Q. Winfield Fire Protection District

>> Mortenson – focus on prevention of fires during holiday season. Wheaton has already had two home fires related to Christmas decorations. Two fires caused by candles. Commented on the Keep the Wreath Red Campaign.

11. Other Village Officials' Reports and Comments

A. Village President

>> Trustee Kunesh has moved to physical rehab facility. He is receiving visitors at Wynscape in Wheaton. She also announced that Village Trustees will make donations to local veterans home instead of the gift exchange. Also, she commented on DuPage mayors and Managers issuing statement on public safety pensions that are being reformed.

B. Village Attorney

>> Update on impact of the state approving civil unions of same sex partners.

C. Village Clerk

>>

D. Village Manager

>> Impending snow storm tomorrow night. Keep sidewalks clear and be helpful to your neighbors. The snow might add interest to Village tree lighting ceremony. Commented on Snacks with Santa and the tree lighting ceremony at 4:30 on Saturday

E. Village Treasurer

>> Compliance report that must be filed prior to approval of tax levy. Pension fund has 18 actives and 6 retirees Assets of \$5.6M. Positive earnings for the past year. It's 47% funded but interest earnings have not been sufficient to fund it more completely.

F. Finance Director – presentation of the annual Police Pension Compliance Report

>>

12. Pending Future Business

- Zoning amendments on bulk regulations
- Review of Village boundary agreements
- Rules for outdoor seating and temporary tents

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13. Adjournment

>> Motion passed.

COMMITTEE OF THE WHOLE

1. One-year review of video gaming ban

>> Gaming was banned for one year and then the ban sunset and must now be reconsidered. Rules have not been issued by State Gaming Authority but perhaps will be issued by

summer 2011. Majority of DuPage communities did pass ordinances to ban gaming. Some communities have not acted for or against video gaming. Confirmed that the maximum collections would be about \$45,000 but that is only an estimate and only at maximum number of locations allowed for video gaming.

Mortenson – Attorney says the process of issuing the regulations is an extensive process that is lengthy. No regulations yet from State Gaming Board.

Attorney – bans on gaming can be repealed at another date after regulations are issued.

If \$45,000 is best case revenue, it is wise to consider any known administrative costs, enforcement and collections issues. State will collect tax and distribute to municipalities. If agents of state gaming board issue a citation to a gaming business, there would be no fees payable to the Village.

Proposal to vote to ban video gaming at next meeting.

Olson – no more info on gaming at this time. Likes continuing the ban and set another sunset provision. Go to 2 years on sunset provision, reconsider 1/1/2013.

Bajor – no state regulations, therefore no rush. Board should carefully weigh disadvantages compared to potential revenue.

VadeBonCoeur – We heard from residents before about their concerns about gaming and what light it casts on our Village. Certainly we could use the revenue, but is concerned about the disadvantages.

2. Consider Rempe-Sharpe change order request for engineering work related to the underpass
>> Multiple grants are being used to fund this project. This project costs almost \$4M and Rempe-Sharpe's share has been kept to 6%. There is additional work required with IDOT. May not get final funds from IDOT until spring or summer 2011. Staff thinks the request from Rempe-Sharpe is reasonable.

Watson – R-S kept fees low compared to what's allowable by IDOT.

Barrett – Union Pacific has signed off on the last disbursement from them.

Bajor – Video cameras project is yet to be done; minor drainage issue that needs to be corrected.

VadeBonCoeur – this is a fair request and we are still on budget with the project.

Mortenson – This is a reasonable request.

3. Review proposed TIF District restaurant incentive agreement

>> Amendment to original TIF. A financial incentive is proposed to help rehab old Heidi's restaurant space. Restaurant must remain there for 5 years or pay the money back.

VadeBonCoeur – This is a common business practice to provide incentives for new businesses in Town Center. This is for Hot Tamales restaurant.

Bajor – should vote on at next Board meeting.

Mortenson – feels fortunate that we have the TIF and now have a new business that wants to make use of the incentives to help start their business in the Town Center.

Curt Barrett - It will be Pepper Jack's Southwestern Grill and will open in January.

Mr. Elliott from Pepper Jack's mentioned that the old name of Hot Tamales was already in use. He expects Pepper Jack's to open by mid-January.

4. **Public comments**

>> Paul Elliott – has two partners in the Pepper Jack's restaurant business. Main reason to locate here is because of CDH and the potential of business from such a large employer. Dinners will be in the medium pricing range and they will have a Margarita bar.

Tim Allen – Winfield benefited from having alcohol while Wheaton didn't. Should we also consider being first in video gaming while others are banning it.

5. **Village Board comments**

>> Adjourned at 8:52.